



CLAYGATE HOUSE

CLAYGATE CROSS, NR CROUCH, TN15



FULLY RENOVATED GRADE II LISTED MEDIEVAL HALL HOUSE

Dating from the 15th-century, set within 1.85 acres of gardens and surrounded by countryside, this property benefits from a separate barn of 1877 sq ft with planning permission for ancillary accommodation.



Local Authority: Tonbridge & Malling Borough Council

Council Tax band: G

Tenure: Freehold



GROUND FLOOR

The welcoming hallway has flagstone floor with underheating that extends throughout the ground floor. To the right lies a family room/study, complete with a wood-burning stove. Continue ahead to the sitting room with its magnificent vaulted, beamed ceiling with bi-fold doors opening to the terrace and gardens beyond. The wine cellar has an original well, accessed via a hatch.

The dual-aspect sitting room features the original inglenook fireplace and bread oven, creating a warm and inviting focal point. This space opens into the dining room with French doors to the garden, which in turn leads to the kitchen/breakfast room. Bespoke solid oak cabinetry by Stonehams with LED lighting, Corian worktops and a four-oven electric AGA blend period character with modern convenience. A practical utility room offers space for laundry appliances and direct garden access, while a ground-floor wet room with WC completes the ground floor.











BEDROOMS, OUTBUILDINGS AND GARDEN

The bedrooms are accessed via two staircases. The staircase rising from the dining room leads to the first floor and the principal bedroom suite with its stunning vaulted ceiling and exposed beams, freestanding roll-top bath overlooking the garden and stylish en suite shower room. A further bedroom with en suite bathroom is located on this floor, with stairs leading to a bedroom with a vanity basin on the second floor. The staircase nearest the front door leads to a bedroom with an en suite shower room and a further bedroom with a vanity basin on the second floor above.



Complementing the main house is a detached barn providing approximately 1,877 sq ft of versatile space. It currently offers two studios along with storerooms, garden store, car port and a garage. This impressive structure offers potential for conversion into ancillary accommodation with planning permission already granted. Additional outbuildings include a Shepherd's Hut and a garage/mower store. The gardens enjoy an idyllic setting with far-reaching open countryside views to the rear and a large pond. A generous terrace provides the perfect space for outdoor entertaining, while the front garden features neatly clipped topiary and a path leading to the front door, as well as a charming stone wall with a pedestrian gate and a Well.





House - Gross Internal Area: 279.9 sq.m (3012 sq.ft) / Barn - Gross Internal Area: 174.4 sq.m (1877 sq.ft)
Garage - Gross Internal Area: 21.0 sq.m (226 sq.ft) / Sheppards Hut - Gross Internal Area: 9.2 sq.m (99 sq.ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



Matthew Hodder-Williams

01732 744 460

matthew.hodder-williams@knightfrank.com

Knight Frank - Sevenoaks

113-117 High Street, Sevenoaks

Kent, TN13 1UP

knightfrank.co.uk

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